

PARSONS TECHNICAL MEMORANDUM

6795 Edmond Street, Suite 150, Las Vegas, NV 89119 • Telephone: 702-789-2000 • Fax 702-789-2001 • www.parsons.com

DATE: September 26, 2012
TO: File
FROM: Andrea Reeves Engelman, Parsons

Pyramid Way and McCarran Boulevard Intersection Improvement Project,
Sparks, Washoe County – Addendum to Visual Impact Assessment October
2011
SUBJECT: RTC Project No. 73299
Federal Project No. CM-0191-(063)
NDOT No. WA11-024

Subsequent to the October 2011 Visual Impact Assessment, the following information was revised in Section 3.4 Visual Resources of the Draft Environmental Impact Statement (EIS). References to figures and tables are to the Draft EIS.

Impacts

Most of the proposed changes to the intersection area are related to the widening of the two roadways and inclusion of a triple left-turn lane from eastbound McCarran Boulevard to northbound Pyramid Way. The residences that back up to Pyramid Way, both north and south of the intersection, would be removed because the roadway widening generally occurs in that direction. Residences along the north and south sides of McCarran Boulevard, east of the intersection, would also be removed.

In addition to new paving required in the locations where the existing residences are to be removed, privacy walls/fencing would be constructed within a landscaped area. The net effect of the inclusion of the privacy walls/fencing and landscaped area would be to provide a visual buffer to the remaining homes in the neighborhoods that would now front the two main roadways (i.e., across the existing local streets). The privacy walls/fencing would shield the homes in the neighborhoods from the widened roadways and maintain the existing high level of access control.

From the perspective of the traveler on Pyramid Way and McCarran Boulevard, the amount of visible landscape would be greatly increased by the addition of this landscaped sidewalk/pathway. The corridors have very limited landscaping to soften the existing walls and fences that back up to the ROW. Most of the existing landscape occurs in association with the commercial areas, including the Sparks Mercantile Center and the commercial areas near Queen Way.

Changes to the visual environment for each of the four quadrants are discussed below.



PARSONS
Project # 646497
RTC Project # 73299
Fed. Project # CM-0191(063)

Northwest Quadrant

In general, views for the northwest quadrant are anticipated to be similar to the existing. For properties adjacent to the two roadways in the northwest quadrant of the project area, the ROW acquisitions are anticipated to be minimal; therefore, the change in visual character and quality of this quadrant is anticipated to be limited. Exceptions to this are located at the northern edge of this quadrant along Pyramid Way where Queen Way is to be reconfigured. Views in the area of the reconfigured Queen Way would be similar in character, but different in content, due to the new road alignment. The new alignment would also move the roadway away from the homes on Lagomarsino Court.

Along McCarran Boulevard in the vicinity of the Immaculate Conception Catholic Church entrance/exit, retaining walls are anticipated. These would be located immediately behind the sidewalk, but they are anticipated to be less than 3 feet in height.

Southwest Quadrant

Similar to the northwest quadrant, the southwest quadrant has limited proposed ROW acquisitions, so from the point of view of the businesses along Pyramid Way and McCarran Boulevard, the views would be similar to the existing.

Southeast Quadrant

Within the southeast quadrant of the intersection, homes that back onto Pyramid Way from south of York Way all the way north to the intersection with McCarran Boulevard, and along McCarran Boulevard in the area of the intersection, would be removed for the project. The remaining residents along Nelson Way and Gault Way (across the street from removed residences) would have a change to the visual character of their neighborhood streetscape. Privacy walls/fencing would be constructed to separate the remaining homes on Nelson Way and Gault Way from the widened roadways. Depending on the final design, these residents might have partial views out onto Pyramid Way, but this would depend on many factors, such as wall/fence/berm height, planting densities, or breaks for access.

Northeast Quadrant

Similar to the southeast quadrant, homes currently backing onto the ROW along Pyramid Way north of the intersection and McCarran Boulevard east of the intersection would be removed for the project. The remaining residents along Sprout Way and Lenwood Drive (across the street from removed residences) would have a change to the visual character of their neighborhood streetscape. Privacy walls/fencing would be constructed to separate these remaining homes from the widened roadways. Depending on the final design, these residents might have partial views out onto Pyramid Way, but this would depend on many factors, such as wall/fence/berm height, planting densities, or breaks for access.